172.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,400 / 623,400
					USE VALUE:	623,400 / 623,400
					ASSESSED:	623,400 / 623,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOSPAGO ANDREW E & KAREN E
Owner 2:	
Owner 3:	
Street 1:	15 LANARK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DESENNE PHILIP A -
Owner 2:	SAENZ CALDERON GLORIA -
Street 1:	15 LANARK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,507 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1920, having primarily Clapboard Exterior and 840 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7507.000	194,300		429,100	623,400
Total Card	0.172	194,300		429,100	623,400
Total Parcel	0.172	194,300		429,100	623,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 742.14 | /Parcel: 742.1

Legal Description

User Acct 113825

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0008.0

!13300!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,300	0	7,507.	429,100	623,400	623,400	Year End Roll	12/18/2019
2019	101	FV	180,300	0	7,507.	422,900	603,200	603,200	Year End Roll	1/3/2019
2018	101	FV	180,300	0	7,507.	324,900	505,200	505,200	Year End Roll	12/20/2017
2017	101	FV	180,300	0	7,507.	306,500	486,800	486,800	Year End Roll	1/3/2017
2016	101	FV	180,300	0	7,507.	282,000	462,300	462,300	Year End	1/4/2016
2015	101	FV	169,400	0	7,507.	263,600	433,000	433,000	Year End Roll	12/11/2014
2014	101	FV	169,400	0	7,507.	242,700	412,100	412,100	Year End Roll	12/16/2013
2013	101	FV	169,400	0	7,507.	242,700	412,100	412,100		12/13/2012

PRINT

Date	Time
12/11/20	03:16:51

LAST REV

Date	Time
09/17/19	08:54:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESENNE PHILIP	65656-30		7/1/2015		479,000	No	No		
COX DOUGLAS W	35669-329		6/13/2002		320,000	No	No		
RAAB MICHAEL	27528-487		7/30/1997		222,000	No	No		Y

USER DEFINED

Prior Id # 1:	113825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	934	Redo Kit	39,200		7/14/2015			Renovate kitchen,
4/8/2008	333	Re-Roof	4,990			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
12/12/2008	Meas/Inspect	336	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7507		Sq. Ft.	Site		0	70.	0.82	6			Easemen	-5					429,066						429,100	

Total AC/HA: 0.17234 | Total SF/SM: 7507 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 429,066 | Spl Credit | Total: 429,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281587
Depreciation:	87292
Depreciated Total:	194295

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

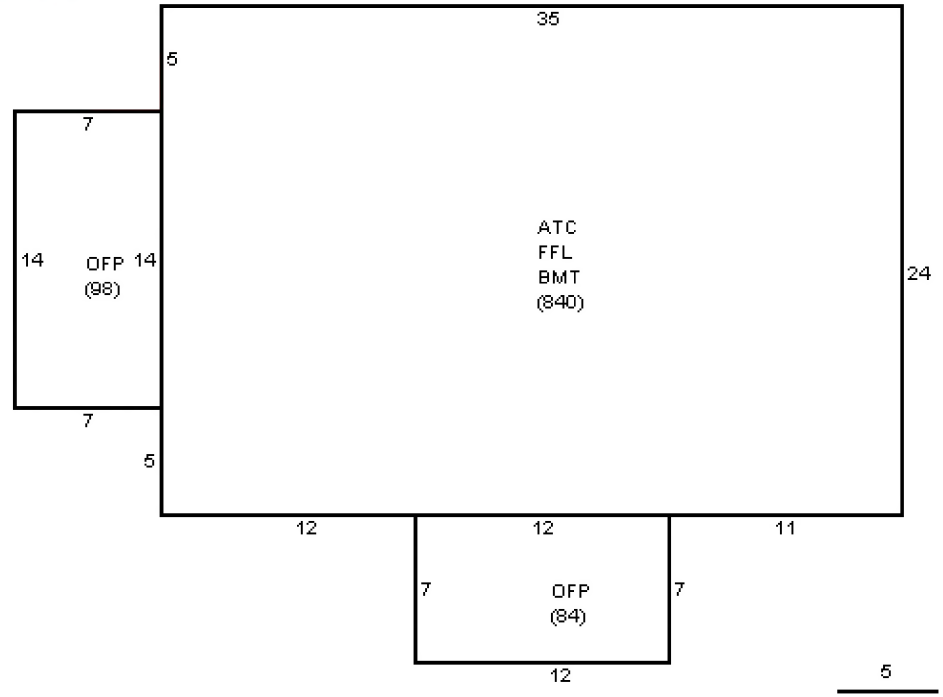
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	90.12
Final Total:	194300	Val/Su SzAd	171.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	42.100	35,360
FFL	First Floor	840	140.320	117,868
ATC	Attic	294	140.320	41,254
OFP	Open Porch	182	25.310	4,606
	Net Sketched Area:	2,156	Total:	199,088
Size Ad	1134	Gross Are	2702	FinArea 840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0003-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: